

APRIL 2019

SUN RANCH

www.SunRanchhoa.org



Professionally Managed by Keystone Pacific Property Management, LLC - 41593 Winchester Road, Suite 113, Temecula, CA. 92590

COMMUNITY AWARENESS!



It has been brought to Management attention of recent vandalism to cars on Mountain Glen Ave. In addition, the park walking path vandalized by graffiti. Below are some safety to help keep the Sun Ranch Community Safe!

Often times the safest neighborhoods can become victims of crimes. Keeping informed of the potential hazards and watchful eye in the community can make a huge impact on keeping your neighborhood safe.

- Get to know your neighbors. This not only helps to foster a healthy community spirit, but it also helps to protect the neighborhood. Know who belongs and who doesn't.
- Look out for each other. If you know that your neighbor is on vacation or works during the day and see suspicious activity....Call the Police!
- Document what you see! Take a picture, write down the make and model of vehicles and descriptions of individuals.
- Never confront anyone. When in doubt, call the police.
- Protect your valuables. Do not leave electronics or other valuables in your vehicle. If you do, not in plain sight. Lock your car and home. Keep your garage door closed.
- Going on vacation for an extended period of time? Have your mail held at the post office and stop newspaper delivery to your home.
- Having a package delivered? Require a signature or have it delivered to your office or a neighbor that is home during the day.
- Shred documents prior to putting them in the trash/ recyclables.
- Invest in cameras for your property.
- Install a motion sensor light,

City of Menifee Non-Emergency Line 951-776-1099

COMMUNITY GARAGE SALE COMING SOON!

Date will be announced on the community website, log into www.sunranchhoa.org



BOARD OF DIRECTORS:

Bob LaChase
Keri Rogelet
Paul McCaughey
Enrique Casillas
Monica Carnathan

NEXT BOARD MEETING:

DATE: May 15, 2019
Menifee Valley Chamber of Commerce
29737 New Hub Drive, Ste. 201
Menifee, CA

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Terry Kammes
Phone: 951-491-7748
Emergency After Hours: 949-833-2600
Fax: 951-491-6864
tkammes@keystonepacific.com

COMMON AREA ISSUES:

Becky Nguyen
Phone: 951-491-7362
bnguyen@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 951-491-6866
customercare@keystonepacific.com

INSURANCE BROKER:

La Barre-Oksnee Insurance
949-588-0711 ext. 226



For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

Trash can reminder Trash cans should be removed within 24 hours from the day of trash pick up and stored behind your gate.



PAYMENT REMINDER

Payments sent to the **previous PO Box number will no longer** be forwarded to Keystone Pacific and will be returned back to the sender.

Please ensure you are sending payments to:

File 1958

**1801 W. Olympic Blvd.
Pasadena, CA 91199-1958**

This will not effect ACH payments but if you set up an autopay through your bank, please ensure your bank has the updated address as well.

DOES YOUR WOOD FENCING NEED PAINTING?

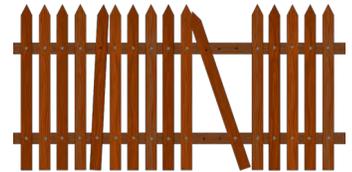
While driving through the Community it has been noted that many of the wood fences/gate need a fresh coat of paint or stain. Here is a few reasons why you should paint your fence and a painting tips.

Reasons

1. Regular up keep is important to avoid rotting and weathering as well as deterioration.
2. Cheaper to paint or stain fence, then have to replace due to deterioration.
3. If not properly maintained fences become eyesores and can devalue your property.

Tips

1. Trim grass and vegetation in the areas around and the base of the fence
2. Clean any cobwebs, dirt or debris from around the fence.
3. Powerwash the fence.
4. Check for termite infestation and damage boards and replace.
5. Tape off all hardware and hinges, tightening any loose hardware as you go.
6. Place a tarp, drop cloth or plywood pieces around the fence area to protect nearby sidewalks or driveway.



Note: Per the CC&R's homeowners are required to maintain the shared fence that divides the properties as well not just the front or side fences that face the street. If the shared fence needs to be repaired, please try to contact your neighbor to share the cost of the repairs needed. If the paint on your fence is worn off and needs to be painted/stained, please take the initiative and avoid a letter from Association. In addition, fences must be painted/stained the original color. If you wish to change the color you must submit an Architectural Application for approval first.

SPRING HAS SPRUNG AND SO HAVE THE WEEDS!

Upon driving through the community, it has been noted that we have a lots of weeds popping up. Please take a look at your property and address any maintenance concerns you notice. Before the weather gets too warm, take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter, remove tree stakes on mature trees, and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.